

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
DECEMBER 5, 2007 AT 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), John Hatter, Brian Russell, Dave Bonnell, Roger Lang, Steve Ruble, Tom King, Pat Zeigler, Jesse Brand, Joan Tupin-Crites and Tom Finke (County Liaison).

Members Absent: Bryan Haza.

Staff Present: Jeff Bergman, Sondra Bohn, Laura Thayer, Thom Weintraut, Heather Pope, Emilie Pannell, Rae-Leigh Stark and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the Special October 17, 2007 meeting.

Motion: Ms. Zeigler made a motion to approve the minutes. Mr. Bonnell seconded the motion and it carried unanimously by voice vote.

Minutes of the November 7, 2007 meeting.

Ms. Tupin-Crites made a motion to approve the minutes. Mr. Hatter seconded the motion and it carried unanimously by voice vote.

MP-07-07: McLeod's Acres – a request by Kyle McLeod to create 3 lots totaling 42.4 acres. The property is located on the southeast corner of County Roads 250 South and 550 West, or more specifically, at 3971 South County Road 550 West in Harrison Township.

Mr. Fisher read a letter from Dane Waltman, from Northpointe Surveying, Inc. on behalf of the petitioner asking for a continuance to the January 2008 meeting.

Motion: Ms. Zeigler made a motion to approve the continuance to the January 2008 meeting. Mr. Russell seconded the motion and it carried with a vote of 9-0.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

SU-07-24: Southwest Bartholomew Water Corporation – a request by Southwest Bartholomew Water Corporation to rezone a property of 0.62 acres from AG (Agriculture) to SU-13 (Utilities

Installations). The property is located on the southeast corner of County Roads 550 West and 300 South in Harrison Township

Mr. Fisher read a letter submitted from Mark Isaacs with Independent Land Surveying requesting a continuance to the January 2008 meeting.

Motion: Mr. Brand made a motion to approve the continuance to the January 2008 meeting. Mr. Bonnell seconded the motion and it carried with a vote of 9-0.

RZ-07-10: Business & Industrial Federal Credit Union – a request by Business & Industrial Federal Credit Union to rezone a property of 4,800 square feet from B-1 (Neighborhood Business) to R-6 (Multi-family Residential). The property is located at 845 Werner Avenue in the City of Columbus.

Ms. Pope presented the staff information on this request.

Mr. Bill Hill, Marketing & Business Development Director for Business & Industrial Federal Credit Union represented the petitioners.

Mr. Hill stated with the closing of Golden Foundry there is no longer a need for the existing building that is located at this site. He stated they had put it up for sale as a commercial piece of property and a realtor stated it would be more marketable as a residential piece of property. He stated the surrounding neighbors would prefer to see it as a residence. Mr. Hill stated that had presented a proposal that would change the zoning from B-1 to R-6 that would allow for multi-family dwellings. He stated they would ask for a favorable recommendation.

Mr. Fisher opened the meeting to the public.

Mr. Max Perdue asked how this would affect the taxes in the neighborhood. Mr. Bergman stated he did not know of any way it would affect Mr. Perdue's tax bill or any of the surrounding property owners. He stated it could affect how taxes are assessed on this particular piece of property.

Ms. Charlotte Hullett expressed concern about the congestion on the street, traffic and lack of off street parking. Mr. Bergman stated the parking issue would be addressed if this was presented as a multi-family building at site plan review and would have to meet the ordinance before it was approved. He stated they would be required to show the amount of off street parking at this time.

Mr. Fisher closed the meeting to the public.

Ms. Zeigler asked the number of units that could be located on this site if it was rezoned to multi-family. Mr. Bergman stated that it was doubtful that there could be more than two units located on the site given the size of the property.

Mr. Bergman stated it would have no negative affect on the adjoining property owners or on the city. He stated rezoning would be consistent with the Comprehensive Plan and would recommend a favorable recommendation be sent to the City Council.

Motion: Ms. Zeigler made a motion to send a favorable recommendation to the City Council for this rezoning. Mr. King seconded the motion and it carried with a vote of 9-0.

PP-07-10: Columbus Regional Hospital - a request by Columbus Regional Hospital to create

one lot of 26.286 acres. The property is located at 2400 East 17th Street in the City of Columbus.

SU-07-23: Columbus Regional Hospital – a request by Columbus Regional Hospital to rezone a property of +/- 7.752 acres from R-4 (Single Family Residential), R-6 (Multi-Family Residential), and SU-17 (Institutional and Philanthropic Uses) to SU-9 (Special Use-Hospitals and Sanitariums) and for a major modification to the special use site plan. The property is located at 2400 East 17th Street in the City of Columbus.

Ms. Rae-Leigh Stark and Ms. Emilie Pannell presented the staff information on these requests.

Mr. Fisher asked what the changes would be with the upcoming 17th Street project. Mr. Ruble stated this project has been in development for quite some time. He stated they were currently in the right-of-way acquisition stage for this project, which means they are buying property from the owners along the corridor to accommodate the improved roadway. Mr. Ruble stated they were anticipating going into construction in 2009. He stated that it would take a year to acquire all the right-of-way. He stated with the new information from the hospital there will be some changes to the plan and they will be able to accommodate them. Mr. Ruble stated that the new entrance to the hospital would be lined up with Gladstone Avenue. The existing signal infrastructure will be used at this location. A signalized intersection will be implemented there. He stated the two drives will be eliminated and the traffic situation will improve in that area.

Mr. Fisher asked about the homes that are being removed from the 18th Street and Circle Terrace area. Mr. Ruble stated he was unaware of the number of houses being removed and this was the area that was impacted by the expansion of the hospital.

Ms. Tupin-Crites asked why the parking lot was expanded without permission. Mr. Bergman stated that the property is currently zoned R-6 and SU-17 (Institutional and Philanthropic) and a parking lot is not allowed by that in either one of these zoning districts. He stated to construct a parking lot there would have had to be a rezoning presented to the Plan Commission and then forwarded to the City Council for their approval. He stated there would have been a discussion of extra landscaping, and the wells salt storage issues would have been addressed.

Mr. Dave Hayward with Christopher Burke Engineering, Steve Thomas, Director of Facilities, Planning & Construction for Columbus Regional Hospital, Marc Rape and Jack Hoerner, P.L.S. with Strand Associates, Inc., represented the petitioners.

Mr. Thomas stated they have been working on the project for two years. He stated that they had determined they needed a new modern emergency department and it will be three times the size of the existing one. Mr. Thomas stated that the need for new private patient rooms has increased and this would allow for two new floors with approximately sixty new beds.

Mr. Fisher asked what size increase was being requested by the hospital. Mr. Thomas stated that the Board of Trustees of the hospital have only approved the design of the project and have not approved funding or budgeting for it. He stated at this time he was hesitant to add any additional square footage. He stated that it had been designed as a five-story building and the top two floors are being bid out as an alternate, which would help with the costs of construction. Mr. Bergman stated that the most efficient course would be to approve the five-story version that has been presented at this meeting.

Mr. Bergman stated that if this were approved it would be important for the Special Use documentation to include the height information of the building. He stated it would affect the

parking and actual intensity of the site and how parking interacts with that. Mr. Thomas stated that what was being presented is the five-story plan. He stated that not all the stories might be constructed at one time, but that he would like approval for the five-story plan.

Mr. Thomas stated they could meet the parking requirements that would be required by the Zoning Ordinance. Mr. Hayward stated that this was not increasing the number of beds at the hospital or the number of staff; it was just a reconfiguration of the current information. He stated they have sufficient parking now. Mr. Bergman stated that the Plan Commission determines the number of parking spaces in a special use-zoning district. Mr. Bergman stated the number that is submitted by staff is for comparison purposes. He stated staff did not have a problem deferring to their number of parking spaces provided at the site.

Mr. Thomas stated that they had exceeded the landscape points that were required by the Zoning Ordinance.

Mr. Fisher asks if the cul-de-sacs are preferred or should there be a loop between the existing 18th and 19th Streets. Mr. Hayward stated that Mr. Thomas did meet with the residents of the area and the outcome of the meeting was that they preferred cul-de-sacs. He stated the other thing to consider was if you put a loop street there, some of the landscaping would be lost.

Mr. Hayward stated that sidewalks do not exist on either 18th or 19th Streets currently. They would not serve much of a purpose on the proposed cul-de-sac. In addition, some of the landscaping would be lost. Mr. Bergman stated that staff agreed with this modification.

Mr. Hayward stated that the screening that will be provided for ground level would be good from day one. He stated it would take some years for the trees to grow into a buffer from the east, but it will be heavily landscaped as shown on the site plan.

Mr. Fisher asked what would be the objections of the neighborhood to the helipad at this site. Mr. Thomas stated that the flight path would not be directly over the residential area. He stated the path is what the FAA requires and there would be no more noise than currently is experienced in the neighborhood now.

Mr. Fisher asked for an explanation about the north parking lot and why it was developed without approval. Mr. Hayward stated that he designed the north parking lot for the hospital. He stated he had met with the Planning Director at the time and he said no approval was required. Mr. Hayward stated they were willing to do whatever is needed to bring it up to today's standards. He stated that salt storage was not part of the original design and was added later. Mr. Hayward stated hospital staff met with City Utilities staff and had received approval for that. He stated the standards had changed and wellhead protection areas have come into effect since then and it is too close now for the run off. He stated they were talking with City Utilities and had agreed to whatever they thought was the best solution.

Mr. Bergman stated that staff would agree with Mr. Hayward's assessment of the parking lot situation. He stated that he would agree with City Utilities that they are searching for the correct approach with requirements for the wells and they are being cautious when trying to solve this problem.

Mr. Lang arrived at this time.

Mr. Hayward stated that the existing signs and the proposed signs are going to be exactly like the

other ones. The existing sign at the Emergency Room will have to be moved and will be addressed later. He stated this may affect another piece of property and has been discussed with staff. Mr. Hayward stated there will be landscaping at the base that meets the ordinance. Mr. Bergman stated that the landscaping as proposed on these southern and eastern components of the project exceeds the points required by the Zoning Ordinance. Mr. Thomas stated he would like to discuss the landscaping on the northern parking lot. He stated if they install islands in this lot, it would take away parking spaces and makes snow removal from such a massive parking lot difficult. He stated the landscaping was there when the parking lot was constructed. Mr. Bergman stated if we were consistent about special use zonings in the past, it would be to compare the design of this parking lot with another one in the city. He stated there would be some amount of landscaping, interior and perimeter landscaping required. Mr. Bergman stated the calculations have not been done to see what that may be. He stated that lighting is also involved on this site and at this time, he was not aware of any issues that would prompt a change.

Mr. Bergman stated the Plan Commission could approve this to be consistent with a parking lot meeting the ordinance standards for similar installations and meeting with staff's approval.

Mr. Fisher opened the meeting to the public.

Ms. Charlotte Hullet expressed concerns about the noise and safety from the helicopter. She expressed concern about moving traffic out onto 22nd Street and said that the traffic from Hospice should be rerouted back onto Gladstone. She asked why the current building could not be added onto with additional floors.

Mr. Dave Spicer expressed concern about the traffic existing on 22nd Street, and the effect on turning onto State Road 31. He also expressed concerns about the safety of pedestrian traffic.

Mr. Zack Welch asked why they could not expand the current building.

Ms. King asked where the families would go when they have to move because of the demolition of their houses.

Mr. Fisher closed the meeting to the public.

Mr. Fisher asked about Midway and 17th Street in terms of the impact the project it would have on that intersection.

Mr. Ruble stated that the project itself might have some benefit with an added left turn lane on 17th Street. He stated there would be very little change in how the 17th Street project will impact the function of Midway itself. Mr. Ruble stated that this use would not change what is going on 22nd Street. Mr. Thomas stated it would have the same traffic as before.

Mr. Fisher asked about the flight pattern of the helicopter. Mr. Thomas stated that this has been submitted to the FAA. When they approve the flight path, the obstructions that are submitted have to be incorporated into a site plan. He stated the helicopter did not fly over residential areas.

Mr. Fisher asked about the height of the buildings. Mr. Thomas stated that none of the existing structures on the campus have foundations structurally designed to build any higher than what is present. He stated any new building would be accommodated to the height of the new plan. Mr. Thomas stated there is some height restrictions associated with that and the five-story project does not exceed the height needed. Mr. Bergman stated the maximum height at this location would be subject to the discretion of the Plan Commission.

Mr. Fisher asked when the residents would have to vacate the houses they were living in for the expansion. Mr. Thomas stated they do not have an approved schedule of when they will be asked to leave. He stated it will likely be sometime in the next three months. He stated the hospital owns all the houses and the tenants are aware that they will have to move.

Mr. Fisher asked about the lighting plan. Mr. Thomas stated they have worked with the neighbors on every project regarding the lighting. He stated that the lights on the adjoining property owners are shielded lights. He stated that will be done with this project and are considering the LEED certification process. Mr. Hayward stated submitted lighting for the new areas that shows they are not spilling light over on the adjoining property owners.

Mr. Hayward stated that the 18th Street entrance would stay in place and will be the main entrance for all of the out patient services and staff for the hospital. The new entrance will be primarily for patients and visitors.

Much discussion was held regarding future expansion and a master plan for the hospital.

Mr. Bergman stated that staff has no objection to the cul-de-sac as proposed. He stated that the length and the number of properties to be served by them is less than the maximum provided by the Subdivision Control Ordinance for public safety. He stated the sidewalk modification is not an issue. He stated that staff would recommend approval of the plat as presented and with approval being contingent upon the rezoning of the property by the City Council. He stated it was also contingent on the technical comments being addressed in the staff report. He stated that the plat drawing be amended to show the dedication of right-of-way as opposed to what was shown on the previous drawing that was provided in the packets. Mr. Bergman stated that staff would also support the modification for the street width coming into the cul-de-sac to match with the current street at that location.

Motion: Ms. Zeigler made a motion to approve PP-07-10 with the following conditions: (1) Contingent on the rezoning approval to SU-9 (Hospitals and Sanitariums) via City Council case SU-07-23 Columbus Regional Hospital, (2) The plat must be amended to match the 17th Street reconstruction plans, (3) The zoning of the adjacent properties that border the south side of Lot 1 must be listed, (4) A pavement section for the new cul-de-sacs must be provided, (5) A Topographical Features Map that provides information for all of Lot 1 must be provided. Show outline of proposed Preliminary Plat on Topographical Features Map, (6) Indicate easements to be vacated, (7) Show a 15 foot electrical easement on Lot 31, (8) A private drive - 22nd Street Extension – was created for access to the parking lot located in parcel 3 of the previous Region 10 Comprehensive Mental Health Center plat (PP-70-7). The current parking lot has expanded to include the private drive in its pavement area making it unnecessary, therefore it could be vacated through this subdivision (9) In 1999 Columbus Utilities was granted an easement across the property to maintain a well facility. The easement has been covered by the parking lot constructed in 2002. This easement should be reconfigured to use the existing travel lanes to allow areas for access to the city utilities and (10) Provide easements over all waterline and hydrants located within Lot 1. Mr. Bonnell seconded the motion and it carried with a vote of 10-0.

Mr. Bergman stated that it was important to approve the five stories building, rather than the three story version. He stated that staff would recommend sending a favorable recommendation to the City Council for this rezoning. He stated that the landscape buffer is sufficient as shown. Mr. Bergman stated that based on the testimony of the applicants and the neighboring property owners that the location of the helipad will not make that much difference where the location is.

He stated the favorable recommendation should have the following conditions (1) Landscaping of the north parking lot consistent with the minimum requirement of the Zoning Ordinance or other similar parking lots in commercial districts, and (2) Should be contingent upon the removal of the salt storage location beyond the 200-foot radius for the well. Mr. Bergman stated that staff would recommend 200 points of landscaping be allowed at the base of the any signs consistent with the Zoning Ordinance requirements. He stated the height should be labeled on the site plan that will be recorded and is consistent with the five-story building. He stated they would need to show a ramp at the corner of 17th Street and the drive to the east of the Hospice on the site plan.

Motion: Mr. Bonnell made a motion to send a favorable recommendation for SU-07-12 to the City Council with the following stipulations: (1) A corrected exhibit describing the square footage of the expansion (the 5-story option) shall be provided to the Planning Department, (2) Landscaping equal to 200 points (as described by the Landscaping Requirements of the Zoning Ordinance) shall be provided at the base of the freestanding sign, (3) The landscaping point calculation shown on the drawing shall be corrected, resulting in a total of 90,198 rather than 98,666 points. This total should be further revised to include landscaping provided to address item #2 above, (4) A detail sheet shall be added for the northernmost parking area. This sheet shall provide information addressing items #5 and #6 below. This sheet should also provide a total number of parking spaces, identify typical parking space dimensions, identify typical aisle width, and identify any proposed easements. (5) The northernmost parking area shall be landscaped to include both interior and perimeter plantings consistent with the Zoning Ordinance requirements for parking areas of a similar size in commercial zoning districts, (6) The salt storage area currently located in the northernmost parking area shall be relocated outside of the 200-foot sanitary radius of the adjacent public well. Relocation of the salt storage outside of the 5-year time-of-travel area for that well field is preferred, but not required, and (7) A handicap accessible ramp shall be provided at the intersection of 17th Street and the east drive. Mr. Brand seconded the motion and it carried with a vote of 10-0.

DISCUSSION ITEMS

Mr. Ruble, Ms. Tupin-Crites and John Hatter were appointed to the Nominating Committee for Election of Officers for 2008.

Mr. Fisher presented Pat Zeigler with a plaque of appreciation representing twelve years of service on the Columbus Plan Commission. Mr. Brand announced that he would not be representing the City Council on the Plan Commission and Ms. Ann DeVore would be taking his place starting in January 2008.

DIRECTOR'S REPORT

Mr. Bergman stated he had passed out the adoption draft of the new Zoning Ordinance. This is the version that will be published and presented to the Plan Commission for their review, discussion and recommendation at the Special Meeting scheduled for December 19, 2007.

Mr. Bergman stated there would be a media release this week to the local newspaper and the radio stations regarding the Special Meeting. He stated there would be letters sent to individuals that participated in meetings before. He stated the document has been posted on the City's web site. Mr. Bergman stated that copies of the proposed Zoning Ordinance for public review at the Bartholomew County Library, Hope Public Library, Chamber of Commerce Office, Eastside Community Center and Lincoln Center Family Center. The Plan Commission approved this.

ADJOURNMENT: 6:10 P.M.

David L. Fisher, President

Steven T. Ruble, Secretary